

Proposed Development at 611 – 633 Church

Core Spaces

Project Narrative

4/10/2024

Core Spaces proposes a 19-story 204-unit apartment building at 611-633 Church Street. The project involves the purchase of an easement across and air rights above the city-owned parcel between 611 Church and 621 Church. The 195'-tall building will use the 30% height bonus available per the UDC and will provide solar panels as well as conduit to support future conversion to all electric.

- 1) The project is articulated as a tower sitting on top of and spanning across two masonry base elements. The project team has envisioned a panelized cementitious system (Sto or similar) for the tower. We have selected a warm hue for the panels that will shine during the depths of the Michigan winter.
- 2) The program will consist of residential apartments including 2BR-6BR units. These will likely serve University of Michigan students given the location of the building. The ground floor contains amenity and lobby program as well as +/- 9,000 square feet of retail space (including mezzanine retail space). One of the flagship tenants, Rick's, will be returning to the basement of the building in 6,000 square feet of subterranean retail space after construction is complete.
- 3) The site sits at the northeast corner of Church and Willard, just south of the Brown Jug. The context currently consists of bars and restaurants as well as a mix of newer apartment buildings. The area is widely considered to be ground zero for U of M student nightlife and dining.
- 4) The design concept is to articulate the building as a warm tower perched upon two dark masonry masses that contain retail and active uses and add to the character of the area.
- 5) Per Section A of the Downtown Design Guidelines, we are reinforcing the retail presence and pedestrian friendliness of the area and beautifying the city parcel currently used as an alley. While applicant is working to secure the corner parcel at 633 Willard, it is not currently included in the proposal.
- 6) Per Section B of the Downtown Design Guidelines, the building is stepped and undulated to break up the mass of the tower and there is a clear base to the building.
- 7) Per Section C of the Downtown Design Guidelines, the building creates a clear street edge with entrance location and materials that enhance the pedestrian experience.
- 8) The proposed design is perfectly in line with the character described for the South University Character District on page 20 of the Downtown Design Guidelines.